



201406020128

Skagit County Auditor
6/2/2014 Page

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3

\$74.00

3:40PM

When recorded return to:

Kenneth Robert Richter and Shellie Marie Richter
334 N Baker Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620021395

CHICAGO TITLE
620021395

STATUTORY WARRANTY DEED

THE GRANTOR(S) Russell J. Sears and Jacquelyne J. Sears, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Shellie Marie Richter and Kenneth Robert Richter, wife and husband

the following described real estate situated in the County of Skagit, State of Washington:

That portion of Government Lot 11, in Section 19, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of Block 12, of BEHRENS & MOODY'S ADDITION TO WEST MOUNT VERNON, according to the plat thereof recorded in Volume 2 of Plats, page 101, of the records of Skagit County;

Thence North along the East line of Baker Street a distance of 160 feet to true point of beginning;

Thence continuing North along Baker Street a distance of 80 feet;

Thence East parallel with the North line of Block 12 to the Skagit River;

Thence Southerly along said River to a point East of the true point of beginning;

Thence West to the true point of beginning;

EXCEPT the right-of-way for Diking District No.1 condemned March 16, 1897 in Skagit County Superior Court Case No. 3049.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P26433, 340419-0-103-0001

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620021395, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: May 29, 2014

Russell J. Sears

Jacquelyne J. Sears

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20141901

JUN 02 2014

Amount Paid \$ 2746.20
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington
County Skagit of Skagit

I certify that I know or have satisfactory evidence that

Russell J. Sears and Jacquelyne J. Sears
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated May 30 2014

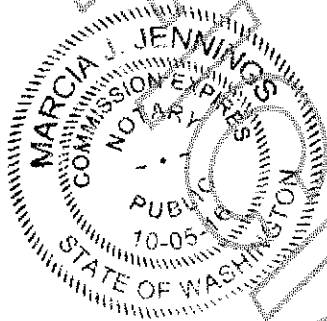
Marcia J. Jennings

Name: Marcia J. Jennings

Notary Public in and for the State of WA

Residing at: Sedro-Woolley WA

My appointment expires: 10/5/2016



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SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Dike District No. 1
Recording Date: August 15, 1978
Recording No.: 885577
Affects: Said premises - the exact location and extent of said easement is undisclosed of record

2. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
3. Assessments, if any, levied by City of Mount Vernon.
4. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

